

Proposed Comprehensive Plan Amendment:

Element 7 - Plan Unit Development (PUD) – DRAFT **Open for public review and comment**

1. Description

The Town of Spring Green Plan Commission formally submits its final draft, for public review, of a proposed amendment to the Comprehensive Plan to include the Planned Unit Development (PUD) program, outlined in the Sauk County Zoning Ordinance. This amendment provides additional critical to the PUD program that meets the needs of the Town of Spring Green. The intent of this amendment is to provide more flexibility in the development of land while preserving agricultural lands and environmentally sensitive areas, preserving and enhancing the natural characteristics and unique features of a property, and minimizing the impacts associated with rural development.

2. Public Comment

The Plan Commission will be holding a Public Hearing on the proposed ordinance on August 10, 2010. The Public Hearing will follow state statutes and be properly announced thru a class two notice. This process is intended to take public comment on the proposed amendment, for use in finalizing the document before handing it over to the Town Board.

Submitted by: Fred Iausly, Plan Commission - Chair

7.xx Planned Unit Development

The intent of the Planned Unit Development (PUD) program is to provide landowners more flexibility when siting future housing while protecting agricultural and environmentally sensitive areas. This program allows property owners to create lots smaller than that currently allowed by the Resource Conservancy-35 zoning based on the minimum requirements for a PUD specified in the Sauk County Zoning ordinance, Planned Unit Development (PUD) and that the following provisions set by the Town of Spring Green.

Density:

The Town of Spring Green's Density Policy is based on the County's minimum density of 1 residential building lot per 35 acres of ownership under the Resource Conservancy - 35 Zoning District. The Town's Density Policy is used to calculate of how many credits a landowner has. To do this, the landowner must take the total net acres owned and divide this value by 35. For example, a 290 acre farm would have 8.28 credits rounded down to the nearest whole number equals 8 credits ($290/35=8.28$ or 8 credits).

Buildable lots created using the PUD program shall be no smaller than 2 net acres or no greater than 5 net acres in size. It is intended that the buildable lots created using a PUD be placed on a portion of the property that would minimize the conversion of agricultural lands regardless of soil type to nonagricultural land uses and would protect environmentally significant and sensitive portions of the property from development. In return a conservation easement shall be placed on the remaining balance of the acres to total 35. The easement shall be held in joint by the Town of Spring Green and Sauk County for a minimum of 20 years. The easement shall automatically renew every 10 years if the Town's density policy, as set forth in its Comprehensive Plan, remains the same or becomes increasingly restrictive.

Clustering:

Although not required, this plan encourages that newly formulated lots from the application of the Planned Unit Development be clustered on one area of the original farm, not to exceed 3 lots in any one single cluster. It is also intended that this cluster of lots and future homes be placed on a portion of the property that would minimize the conversion of agricultural lands and protect environmentally significant and sensitive portions of the property from development. The Town of Spring Green follows the Smart Development standards for "clustering" stated in the Sauk County Comprehensive Plan. The clustering program is a voluntary program, meant to compliment the Town's existing Resource Conservancy - 35 Zoning designation.

Goals and Objectives:

Planned Unit Development Objectives

- The Town of Spring Green encourages new develop follow Smart Development practices outlined in the Sauk County Comprehensive Plan.
- To provide landowners more flexibility when siting future housing while protecting agricultural and environmentally sensitive areas through the use of the Planned Unit Development program.
- To encourage that newly formulated lots from the application of the Planned Unit Development be clustered on one area of the original farm, not to exceed 3 lots in any one single cluster.